

NORTHSIDE LOGISTICS PARK

MOLLY WALTON DRIVE, HENDERSONVILLE, TN 37075

WAREHOUSE/
DISTRIBUTION
CENTER
5 BUILDINGS | 497,160 SF



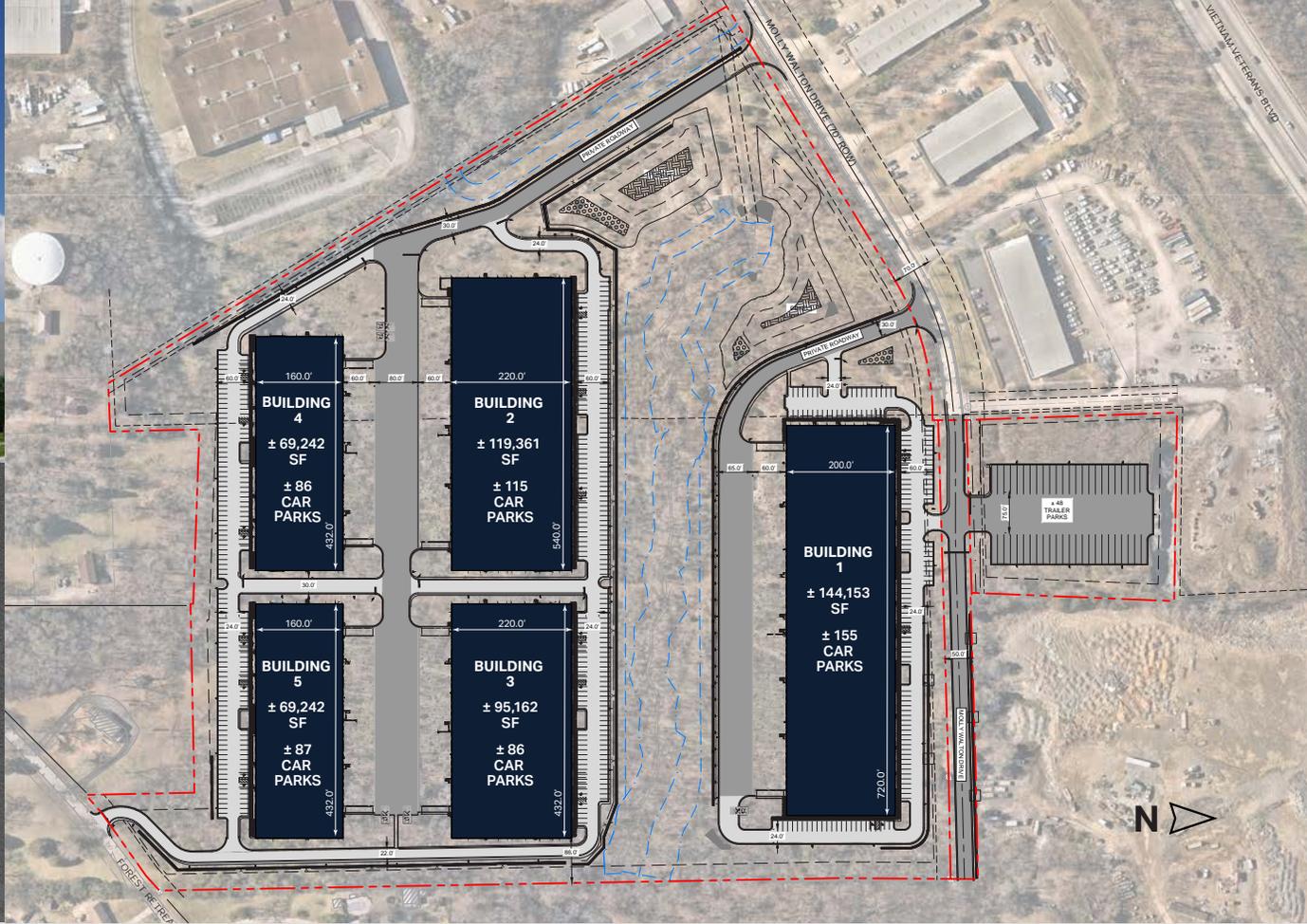
Lincoln CBRE



SITE PLAN

45.6 AC

WAREHOUSE/
DISTRIBUTION
CENTER



BUILDING 1

144,153 RSF
DIMENSIONS: 720x200
OFFICE: 3,330 RSF
CAR PARKS: 155 Stalls
TRAILER PARKS: 48
LOADING: 39
DRIVE-IN-DOORS: 2
POWER: 2,000 amps
CLEAR HEIGHT: 32'

BUILDING 2

119,361 RSF
DIMENSIONS: 540x220
OFFICE: 3,000 RSF
CAR PARKS: 115 Stalls
TRAILER PARKS: -
LOADING: 28
DRIVE-IN-DOORS: 2
POWER: 1,600 amps
CLEAR HEIGHT: 32'

BUILDING 3

95,162 RSF
DIMENSIONS: 432x220
OFFICE: 2,500 RSF
CAR PARKS: 86 Stalls
TRAILER PARKS: -
LOADING: 20
DRIVE-IN-DOORS: 2
POWER: 1,600 amps
CLEAR HEIGHT: 32'

BUILDING 4

69,242 RSF
DIMENSIONS: 432x160
OFFICE: 2,500 RSF
CAR PARKS: 86 Stalls
TRAILER PARKS: -
LOADING: 20
DRIVE-IN-DOORS: 2
POWER: 1,200 amps
CLEAR HEIGHT: 32'

BUILDING 5

69,242 RSF
DIMENSIONS: 432x160
OFFICE: 2,000 RSF
CAR PARKS: 87 Stalls
TRAILER PARKS: -
LOADING: 20
DRIVE-IN-DOORS: 2
POWER: 1,200 amps
CLEAR HEIGHT: 32'

DEMOGRAPHICS

Hendersonville, TN, located in Sumner County, has experienced significant population growth in recent years, reflecting its appeal as a vibrant suburban community. The city's population has seen an increase of over 15% since 2010, an upward trend that is attributed to its proximity to Nashville, excellent schools, and family-friendly amenities.

The economy of Hendersonville is robust, characterized by a diverse range of industries including healthcare, retail, and manufacturing. The city has seen a surge in new businesses and commercial developments, contributing to job creation and economic stability. Hendersonville's strategic location along major highways enhances its attractiveness to both residents and businesses, further fueling its economic growth.

2024 HENDERSONVILLE REGIONAL ECONOMIC DEVELOPMENT GUIDE

40

MEDIAN AGE

96.4%

EMPLOYED CIVILIAN
POP. 16+

3.6%

POP. GROWTH OVER
NEXT 5 YEARS

65K

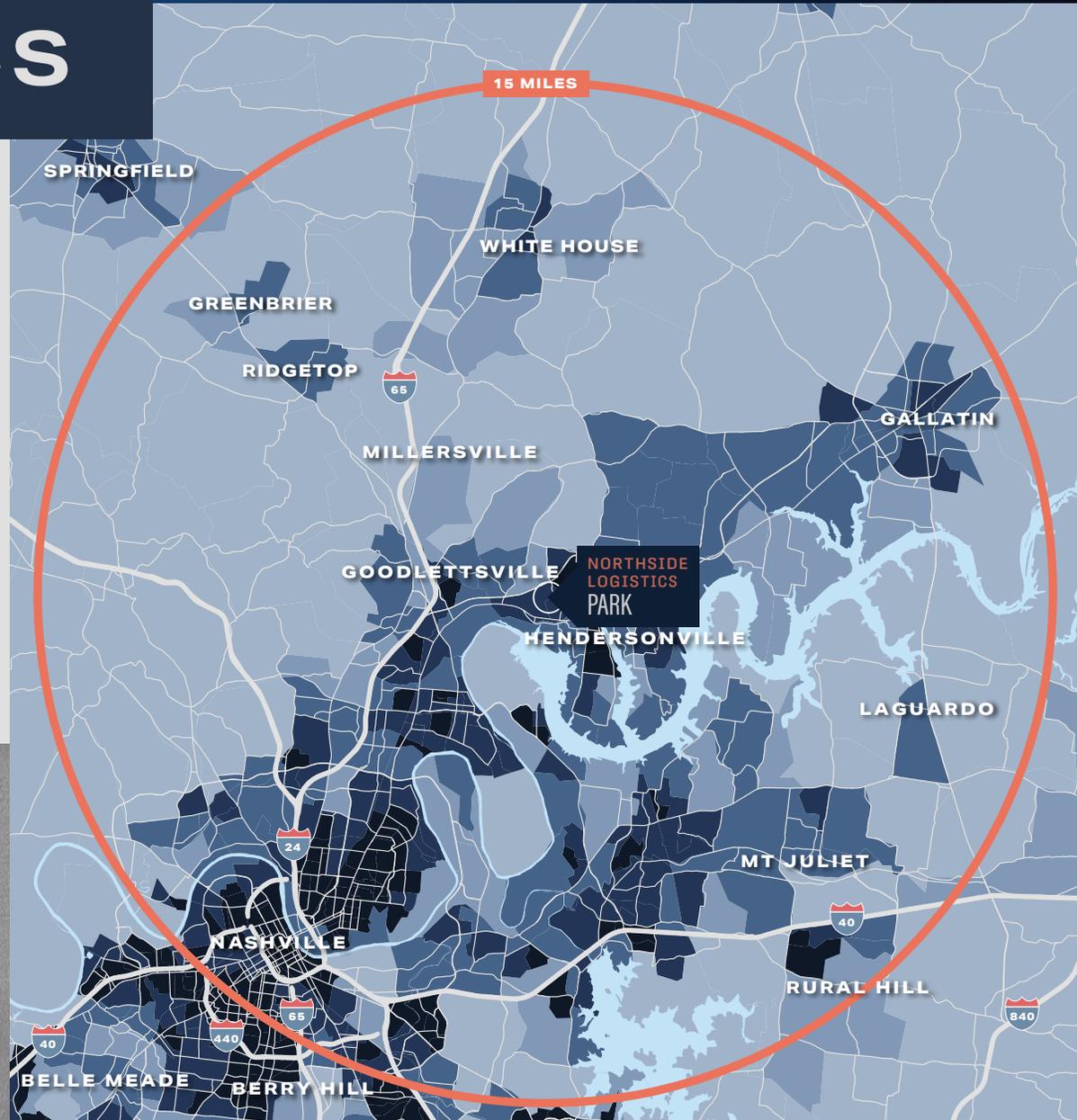
TOTAL POP.

\$131,030

2024 MEDIAN
HOUSEHOLD INCOME

6.0%

POP. GROWTH OVER
LAST 4 YEARS



HEAT MAP

POPULATION

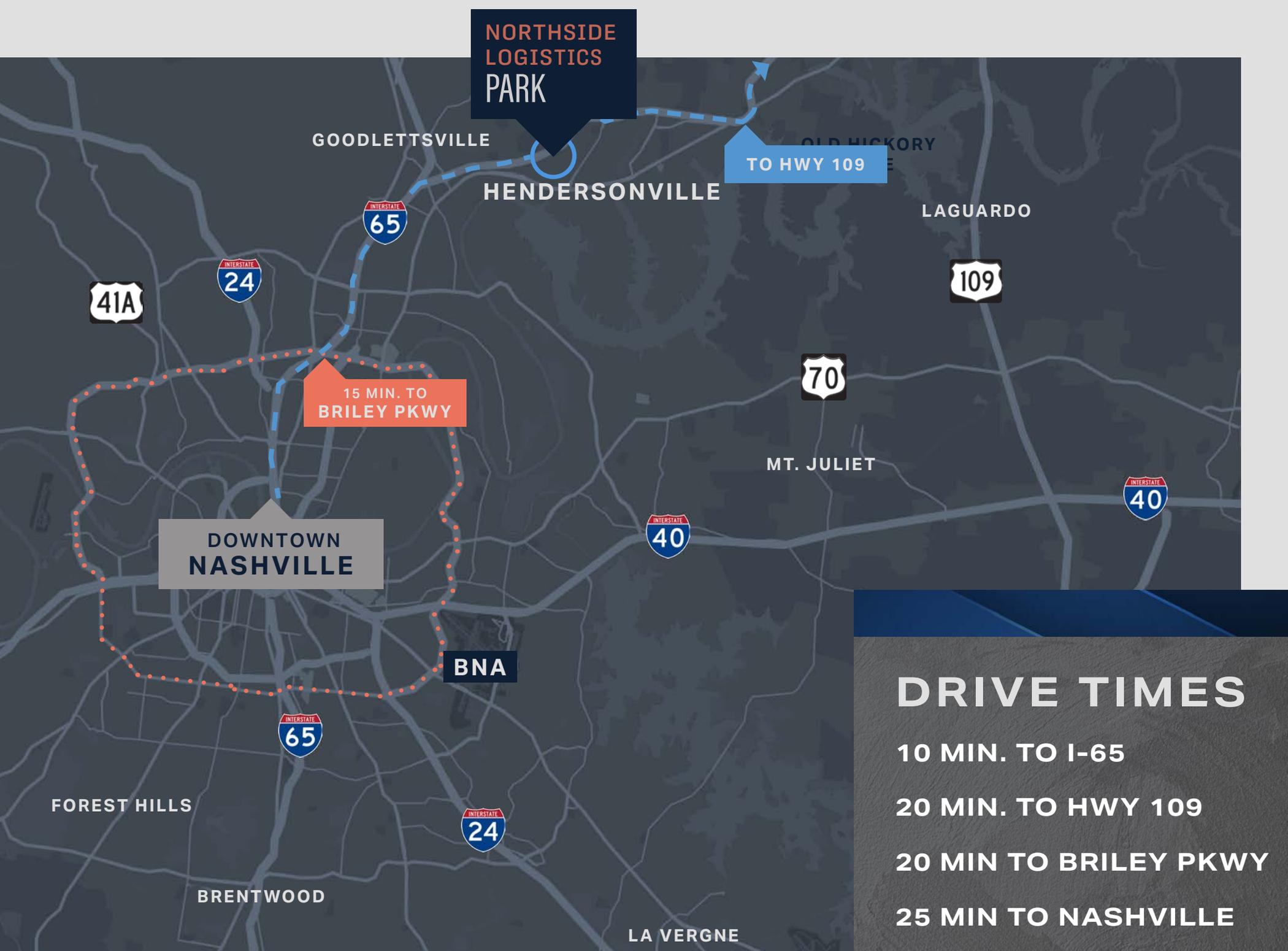
250 OR LESS

251-500

501-1,000

1,001-2,000

2,001 OR MORE



**NORTHSIDE
LOGISTICS
PARK**

TO HWY 109

**15 MIN. TO
BRILEY PKWY**

**DOWNTOWN
NASHVILLE**

BNA

DRIVE TIMES
10 MIN. TO I-65
20 MIN. TO HWY 109
20 MIN TO BRILEY PKWY
25 MIN TO NASHVILLE

PRIME LOCATION

TOP NEIGHBORING USERS

BRAUER

CROWLEY TOOL COMPANY
PRECISION INSERT TOOLING



WELLER
TRUCK PARTS

MGM
INDUSTRIES
Painted Vinyl Windows & Doors



STEELWORKS
SUPPLY • DESIGN

TOP DINING & RETAIL

COSTCO
WHOLESALE

Chick-fil-A



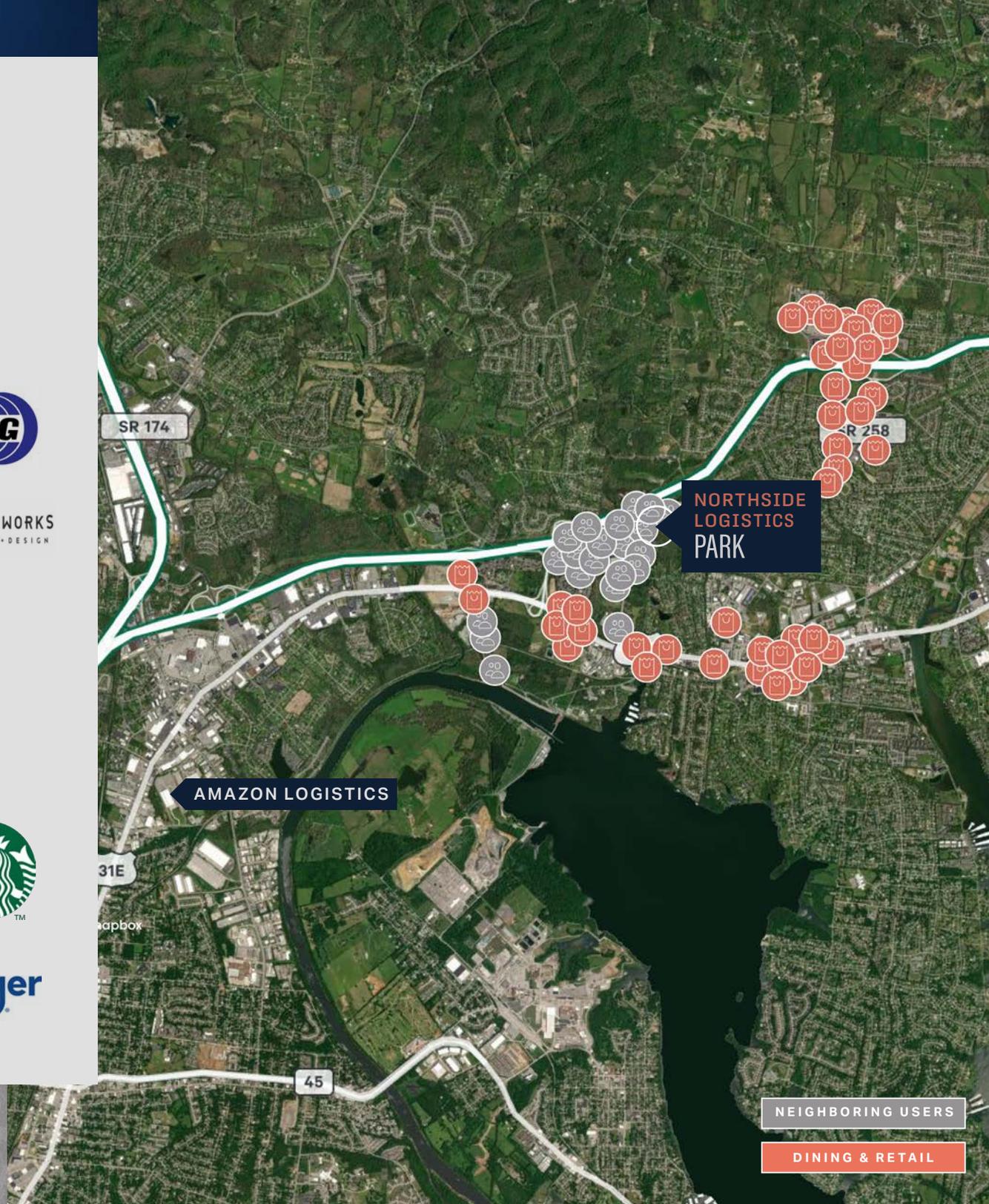
RaceTrac



M.G. Newell

CRUNCH

Kroger



SR 174

SR 258

NORTHSIDE LOGISTICS PARK

AMAZON LOGISTICS

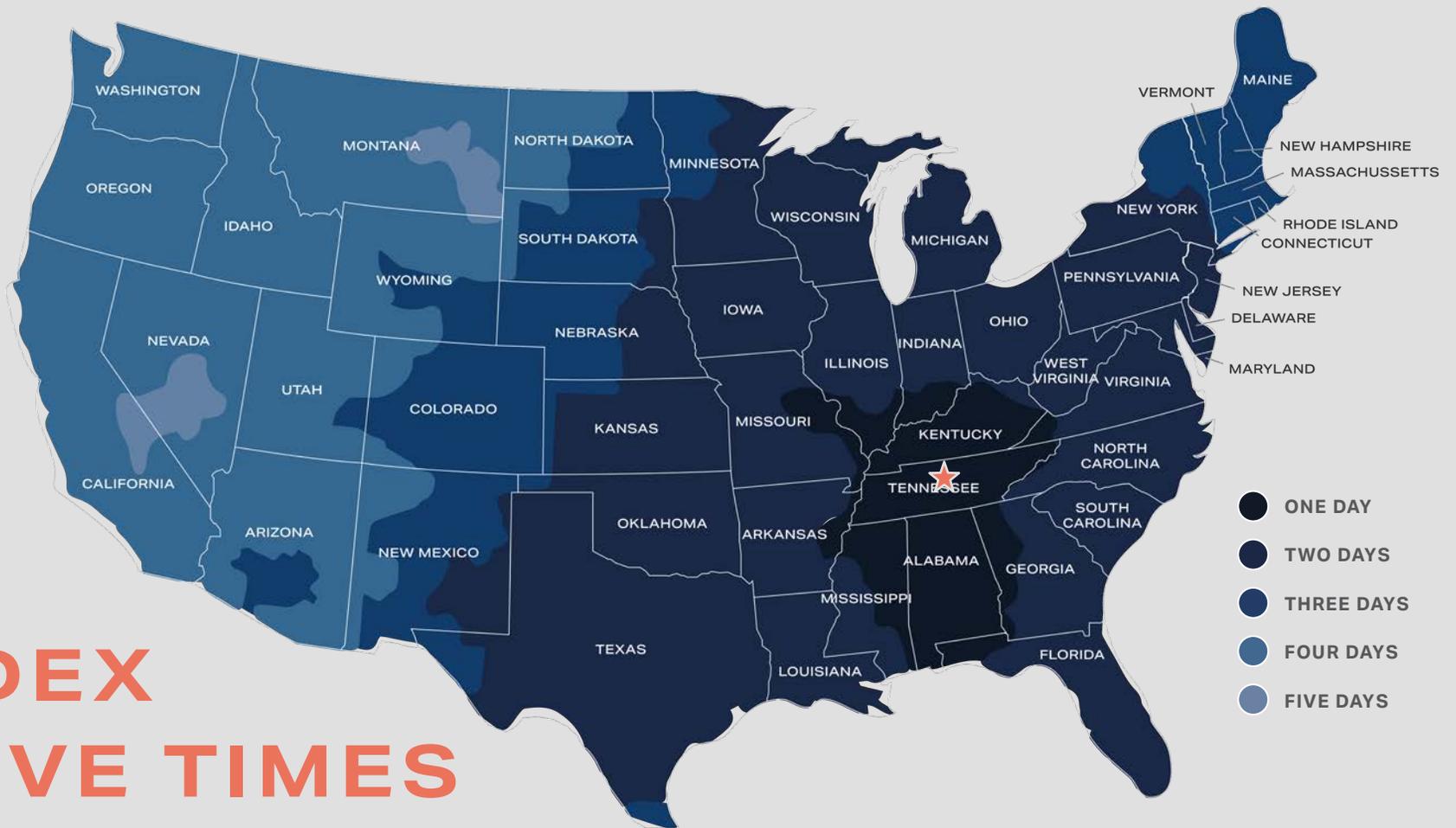
SR 31E

SR 45

NEIGHBORING USERS

DINING & RETAIL

FEDEX DRIVE TIMES



Sumner County is located **within 650 miles of 50% of the US population**



41M People within a **300-mile radius**



75% of the US market is within a **2-hour flight**



12 million people live within a **2.5 hour drive**



From Nashville, **72%** of the US population is reached with **Two-Day Ground Delivery**



Three major interstates converge in Nashville

A 3D architectural rendering of a modern, multi-story office building with a light-colored facade and large glass windows. The building is set in a landscaped area with green grass, small trees, and a paved walkway. The sky is blue with scattered white clouds. The word "Lincoln" is written in a white serif font in the upper right corner of the image.

Lincoln



HENDERSONVILLE, TN

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